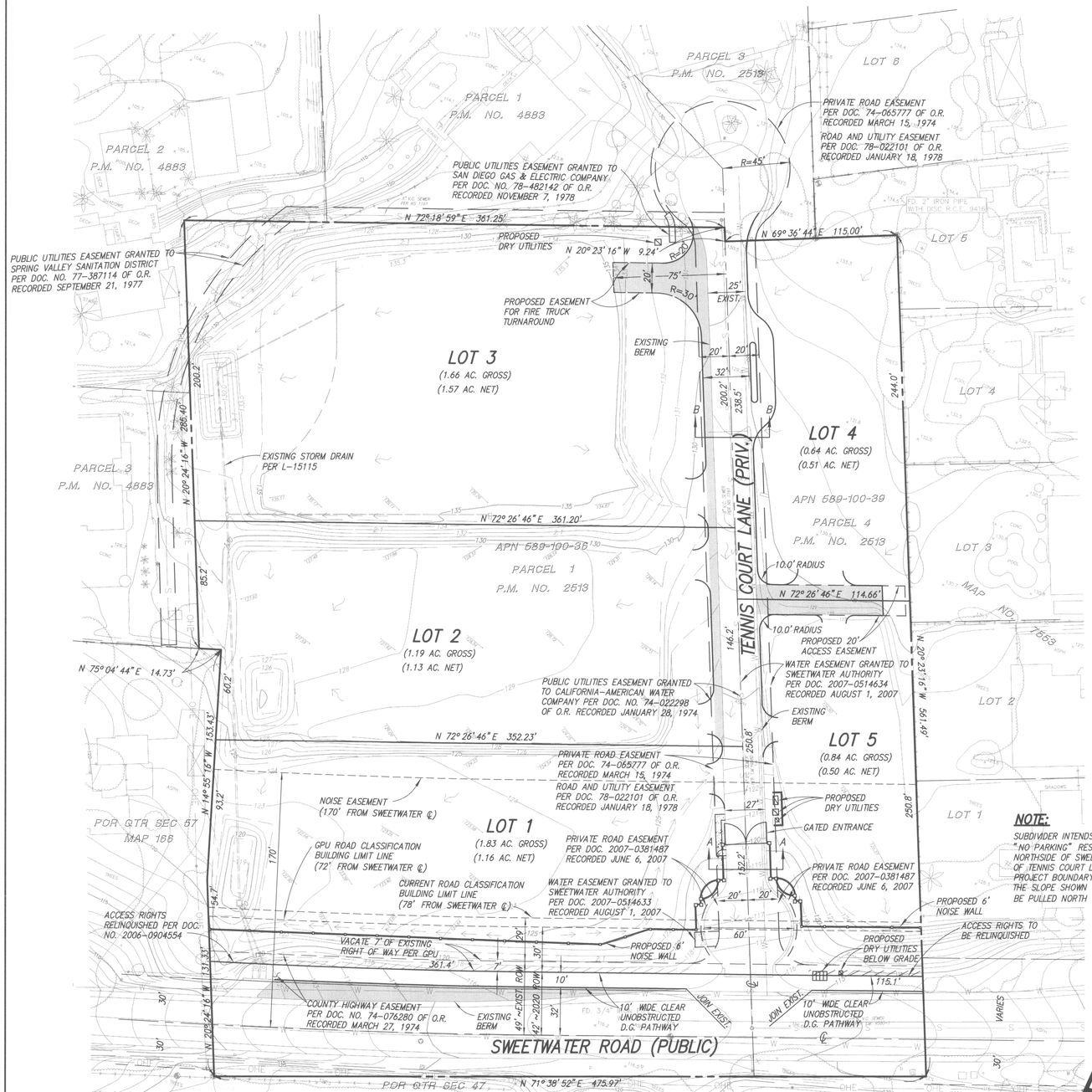
REPLACEMENT TENTATIVE MAP FOR:

COUNTY OF SAN DIEGO TRACT 5543-RPL1



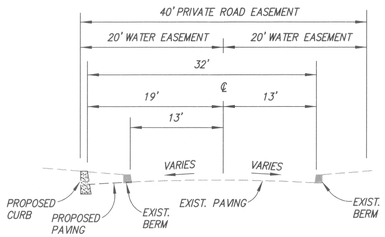
NOTES:

1. TOTAL GROSS ACREAGE: 6.16 AC
2. TOTAL NET ACREAGE: 4.87 AC
3. MINIMUM LOT SIZE CREATED: 0.50 AC (NET)
4. TOTAL NUMBER OF LOTS: 5

AVERAGE SLOPE:

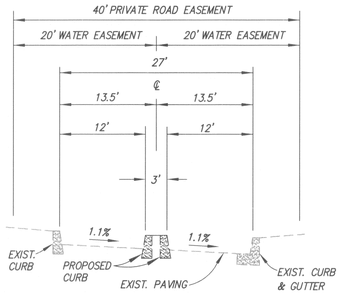
	LOT 1	LOT 2	LOT 3
AVERAGE SLOPE	2.7%	2.5%	1.3%

*AVERAGE SLOPE CALCULATED BY EXCLUDING AREAS WHICH HAVE SLOPES GREATER THAN 15% AS SHOWN ON SLOPE ANALYSIS MAP.



TENNIS COURT LANE: SECTION B-B

NO SCALE



TENNIS COURT LANE: SECTION A-A

NO SCALE

ZONING – EXISTING & PROPOSED

		APN 589-100-36	APN 589-100-39
		LOTS 1-3	LOTS 4-5
USE REGULATIONS		RR 1	RR 2
ANIMAL REGULATIONS		J	J
DEVELOPMENT REGULATIONS	DENSITY	1	2
	LOT SIZE	1 ACRE	0.5 ACRE
	BUILDING TYPE	C	C
	MAXIMUM FLOOR AREA	—	—
	FLOOR AREA RATIO	—	—
	HEIGHT	G	G
	LOT COVERAGE	—	—
	SETBACK	B	G
	OPEN SPACE	—	—
SPECIAL AREA REGULATIONS		—	—
COMMUNITY PLAN		SWEETWATER	SWEETWATER
GEN. PLAN DESIGNATION		1	3
REGIONAL CATEGORY		CUDA	CUDA

NOTE: NO CHANGES PROPOSED PER GP2020

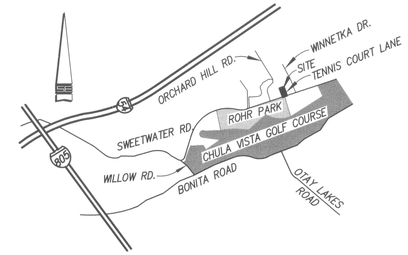
NOTE:

SUBDIVIDER INTENDS TO APPLY FOR A "NO PARKING" RESTRICTION ON THE NORTHSIDE OF SWEETWATER ROAD EAST OF TENNIS COURT LANE TO THE PROJECT BOUNDARY. IF NOT GRANTED THE SLOPE SHOWN ON THIS PLAN WILL BE PULLED NORTH 10.0'.

SCALE: 1"=40'

40 20 0 40 80 120

SCALE IN FEET



VICINITY MAP

NO SCALE

ENGINEER:

STUART ENGINEERING
7525 METROPOLITAN DRIVE, SUITE 308
SAN DIEGO, CA 92108
(619) 296-1010

BY: Brian G. Faraci 7-29-08
BRIAN G. FARACI RCE 34618 DATE

OWNER/SUBDIVIDER:

BONITA PARK ASSOCIATES, LLC & STIVERS RANCH, LLC
3330 BONITA ROAD
CHULA VISTA, CA 91910
(619) 426-0441

BY: 7-29-08
JEFFREY D. PHAIR DATE

DISTRICTS:

SEWER:	SPRING VALLEY SANITATION DISTRICT
WATER:	SWEETWATER AUTHORITY
FIRE:	BONITA SUNNYSIDE FIRE PROTECTION DISTRICT
STREET LIGHT:	CITY OF CHULA VISTA
SCHOOLS:	SWEETWATER UNION HIGH SCHOOL DISTRICT CHULA VISTA ELEMENTARY SCHOOL DISTRICT

BUILDINGS:

ALL EXISTING STRUCTURES ARE TO BE REMOVED.

ACTIONS REQUESTED:

APPROVAL OF A 5 LOT TENTATIVE MAP.

LEGAL DESCRIPTION

PARCELS 1 & 4 PER MAP NO. 2513

ASSESSOR'S PARCEL NO.

589-100-36,39

BASIS OF BEARINGS

PER PARCEL MAP NO. 2513

BENCH MARK

R.O.S. NO. 14841 POINT NO. 4002
ELEV.=33.975'
M.S.L. NAVD88

PARK LAND:

THE SUBDIVIDER WILL COMPLY WITH THE PARK LAND DEDICATION ORDINANCE BY THE PAYMENT OF FEES.

STREET LIGHTS:

THE DEVELOPER WILL COMPLY WITH THE COUNTY STANDARDS FOR THE INSTALLATION OF STREET LIGHTS.

SPECIAL ASSESSMENT:

THE SUBDIVIDER WILL NOT REQUEST PERMISSION FROM THE BOARD OF SUPERVISORS TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR NOTE:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE RESIDENTIAL UNIT ALLOWED BY THIS SUBDIVISION.

TAX RATE AREA:

TAX RATE AREA 63035

TOPOGRAPHY:

TOPOGRAPHY COMPILED PER:

APPROVED COUNTY OF SAN DIEGO GRADING PLAN L-15115 WITH FIELD MODIFICATIONS.

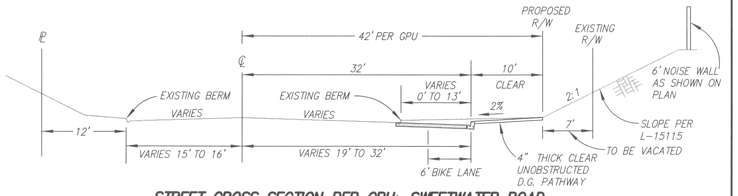
LEGEND

EXISTING IMPROVEMENTS

- BOUNDARY
- EXISTING CONTOUR (EXIST. OR PER L-15115) — 130
- WATER LINE — W
- SEWER LINE — S
- STORM DRAIN LINE
- STORM DRAIN INLET/CLEANOUT
- EXISTING R.O.W.
- ACCESS RIGHTS RELINQUISHED
- DIRECTION OF FLOW

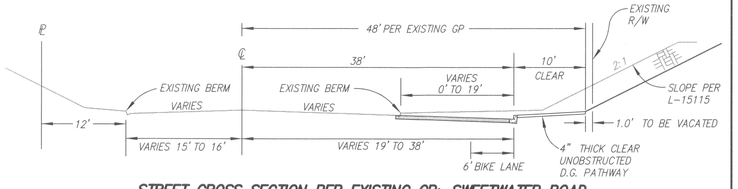
PROPOSED IMPROVEMENTS

- PROPOSED R.O.W.
- PROPOSED BERM
- 6" CURB & GUTTER
- SIDEWALK
- AC PAVING
- ACCESS RIGHTS RELINQUISHED



STREET CROSS SECTION PER GPU: SWEETWATER ROAD

NO SCALE



STREET CROSS SECTION PER EXISTING GP: SWEETWATER ROAD

NO SCALE

REVISED: JULY 29, 2008
REVISED: FEBRUARY 21, 2008

REGISTERED PROFESSIONAL ENGINEER BRIAN G. FARACI No. 34618 EXP. 9-30-09 CIVIL STATE OF CALIFORNIA

STUART ENGINEERING
7525 METROPOLITAN DRIVE STE. 308
SAN DIEGO, CA 92108 (619) 296-1010
FAX (619) 296-9276 SE@stuartengineering.com

DESIGNER:	BF
DRAWN:	MJR
DATE:	9/18/07
JOB NO.:	312-07-04